



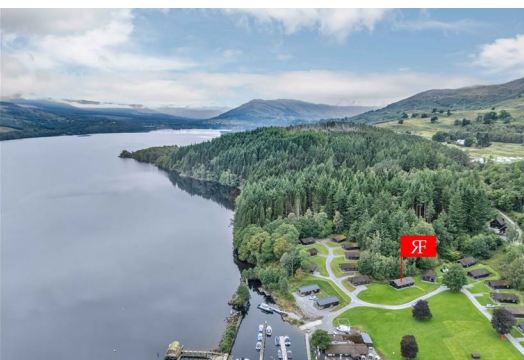
Loch Tay Highland Lodges

Morenish, Killin, FK21 8TY

Offers in the region of £190,000



Rosie Fraser Real Estate are delighted to market this Rare Opportunity to Own a Stunning Lochside Lodge in the Heart of the Highlands



Firbush Lodge is a beautifully appointed Scandinavian-style, three-bedroom cabin set in a peaceful, sought-after location on the shores of Loch Tay, near the picturesque village of Killin, Perthshire. Perfect as a holiday home or investment property, this exceptional lodge combines rustic charm with modern comfort all set against one of Scotland's most iconic backdrops.

- Key Features:
- Prime lochside position with panoramic views of Loch Tay and Ben Lawers.
 - Three comfortable bedrooms.
 - Spacious open-plan living/dining/kitchen area.
 - Secure front decking with outdoor seating ideal for alfresco dining.
 - Two private off-road parking spaces.
 - All electric heating and hot water system.
 - Surrounded by walking, cycling, and wildlife opportunities.
 - Strong potential for holiday letting income.

Accommodation

The lodge is entered via a secure decked veranda with outdoor furniture, offering a peaceful space to relax and enjoy uninterrupted views of the loch and surrounding hills.

Inside, the lodge features an inviting open-plan living space with wood-panelled walls, a comfortable lounge area, a rustic dining table, and a fully fitted kitchen well equipped for everyday living or hosting guests.

The lodge includes three bedrooms, each with warm timber finishes and room for freestanding furniture. A well appointed bathroom with electric shower completes the accommodation.

Heating and hot water are provided by a reliable all-electric system, making the property suitable for year-round use.

Location & Lifestyle

Situated just outside the village of Killin, Firbush Lodge is surrounded by nature and offers easy access to a wealth of local activities:

Walking & Hiking: Explore nearby trails through the Ben Lawers Nature Reserve or climb Ben Lawers, one of Scotland's highest Munros.

Cycling: Local routes and 'Drop at the Top' guided mountain biking experiences via Highland Safaris.

Water Sports: Canoeing, paddleboarding, and more available on Loch Tay.

Wildlife: Red squirrels, deer, and birdlife frequently spotted around the lodge.

Nearby Amenities & Attractions

The nearby village of Killin offers local shops (Co-op), cafes, and pubs

Falls of Dochart Inn historic riverside pub with open fires

Boathouse Kitchen & Bar lochside dining with seasonal menus

Killin Golf Club one of Scotland's most scenic 9-hole courses

Aberfeldy (30 min drive) distilleries, historic sites, and shops

Pitlochry – home to theatre, dam visitor centre, and The Enchanted Forest light show (Sept–Oct)

Additional Information:

Firbush can only be used as a second home or holiday letting business.

The property can be used all year round and has a valid holiday letting licence until 2027.

The site fees from the 1st July 2026 - 31st December 2026 have already been paid.

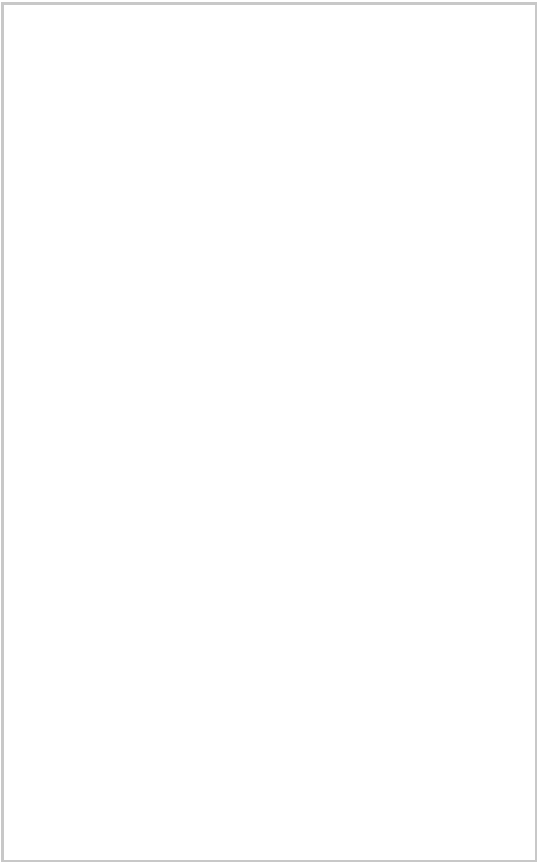
Don't Miss Out

Firbush Lodge offers a rare chance to own a lochside property in one of Scotland's most desirable scenic locations. Whether you're looking for a peaceful retreat, a base for outdoor adventure, or a high-potential investment, this property delivers on all fronts.

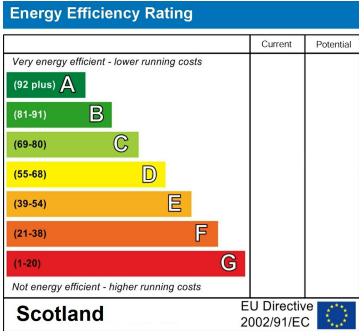
Area Map



Floor Plans



Energy Efficiency Graph



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